

ORIGINAL PLAT

LOT 3 BLOCK A
0.413 ACRE TRACT
17974.2 SQ. FT.

LOT 4 BLOCK A
LINDA RUTH HOCH
LIFE ESTATE

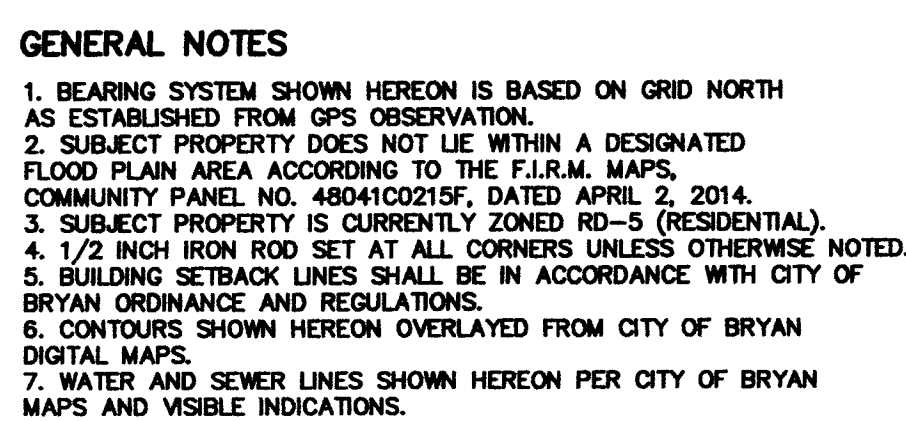
VILLA MARIA ROAD
RM 1179
VARIABLE WIDTH R.O.W.
63' ASPHALT PAVEMENT

FAIRWAY DRIVE
53' CONCRETE SIDEWALK
BACK OF CURB

LOT 2 BLOCK A
BRIAN & ERIN WILLIAMS
8714/61

LEGEND:
 (G) GAS METER
 (U) UTILITY POLE
 (W) WATER METER
 (A) AERIAL ELECTRIC LINES
 WOOD FENCE
 CHAIN LINK FENCE
 CONCRETE

NOTES:
 1. BEARING AS ESTABLISHED
 2. SUBJECT TO FLOOD PLANNING COMMUNITY
 3. SUBJECT TO BRYAN OF
 4. 1/2 IN
 5. BUILDING
 6. CONTOUR
 7. WATER MAPS AND



REPLAT

VILLA MARIA ROAD
FM 1179
VARIABLE WIDTH R.O.W.

BRYAN QCS IRON #62 BEARS:
N 09°22'23" W 3628.28'

5' UTILITY EASEMENT
150/121

1/2" IRON ROD FOUND

LOT 2
BLOCK A

5/8" IRON ROD FOUND

LOT 3B
BLOCK A
0.208 ACRE TRACT
8862.0 SQ. FT.

S 48°55'16" E 179.83'

5/8" IRON ROD FOUND

LOT 3A
BLOCK A
0.208 ACRE TRACT
8862.2 SQ. FT.

S 48°55'21" E 179.83'

3/8" IRON ROD FOUND

N 40°49'25" E 100.12'

50.06'

N 48°58'26" W 179.44'

LOT 4
BLOCK A

1/2" IRON ROD SET

50.06'

S 41°02'51" W 100.00'

50.06'

FAIRWAY DRIVE
50' R.O.W.

S 41°02'51" W 89.08'

1/2" IRON ROD FOUND

METES AND BOUNDS DESCRIPTION
OF A
0.413 ACRE TRACT
COUNTRY CLUB ESTATES #2
BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE ZENO PHILLIPS LEAGUE, ABSTRACT NO. 45, BRYAN, BRAZOS COUNTY, TEXAS. SAID TRACT BEING ALL OF LOT 3, BLOCK A, COUNTRY CLUB ESTATES #2, ACCORDING TO THE PLAT RECORDED IN VOLUME 150, PAGE 121 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD FOUND ON THE NORTHWEST LINE OF FAIRWAY DRIVE (50' R.O.W.) MARKING THE EAST CORNER OF SAID LOT 3 AND THE SOUTH CORNER OF LOT 2, BLOCK A;

THENCE: S 29° 26' 55" E THROUGH A CALLED 184.89 ACRE TRACT AS DESCRIBED BY A DEED TO MINNIE LOUISE WADE AND ANNIE BELL WADE RECORDED IN VOLUME 7402, PAGE 51 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, SAID 184.89 ACRE TRACT BEING THE REMAINDER OF A CALLED 559.39 ACRE TRACT AS DESCRIBED BY A DEED TO MINNIE LOUISE WADE, JAMES EUGENE WADE AND ANNIE BELL WADE RECORDED IN VOLUME 456, PAGE 346 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, FOR A DISTANCE OF 70.00 FEET TO

THENCE: S 41° 02' 51" W ALONG THE NORTHWEST LINE OF FAIRWAY DRIVE FOR A DISTANCE OF 100.00 FEET TO A 1/2 INCH IRON ROD SET MARKING THE SOUTH CORNER OF SAID LOT 3 AND THE EAST CORNER OF LOT 4, BLOCK A, FOR REFERENCE A 1/2 INCH IRON ROD FOUND ON THE NORTHWEST LINE OF FAIRWAY DRIVE MARKING THE SOUTH CORNER OF SAID LOT 4 BEARS:

THENCE: N 48° 58' 26" W ALONG THE COMMON LINE OF SAID LOT 3 AND SAID LOT 4 FOR A DISTANCE OF 179.44 FEET TO A 3/8 INCH IRON ROD FOUND ON THE SOUTHEAST LINE OF VILLA MARIA ROAD (FM 1179) MARKING THE WEST CORNER OF SAID LOT 3 AND THE NORTH

THENCE: N 40° 49' 25" E ALONG THE SOUTHEAST LINE OF VILLA MARIA ROAD FOR A DISTANCE OF 100.12 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE NORTH CORNER OF

THENCE: S 48^o 56' 16" E ALONG THE COMMON LINE OF SAID LOT 3 AND SAID LOT 2 FOR A DISTANCE OF 179.83 FEET TO THE POINT OF BEGINNING CONTAINING 0.413 OF AN ACRE OF LAND AS SURVEYED ON THE GROUND OCTOBER 2015. BEARING SYSTEM SHOWN HEREIN IS

BRAD KERR
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 4502

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, PATRICK GIMMAL, owner and developer of
the land shown on this plat, being the tract of land as conveyed to me in the Official Records
of Brazos County, in Volume 12567, Page 136, and whose name is subscribed hereto, hereby dedicate
to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places

shown hereon for the purposes identified.

Owner(s) _____

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he/they executed the same

Given under my hand and seal on this _____ day of _____, 20__.

Notary Public, Brazos County, Texas

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Brad Kerr, Registered Public Surveyor No. 4502, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that property markers and monuments were placed under my supervision on the ground, and that the metes and bounds describing said subdivision will describe a closed geometric form.

Brad Kerr, R.P.L.S. No. 4502

APPROVAL OF PLANNING AND ZONING COMMISSION

I, _____, Chairman of the Planning and Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the Planning & Zoning Commission of the City of Bryan on the _____ day of _____, 20____, and same was duly approved on the _____ day of _____, 20____.

Chairman

CERTIFICATION OF CITY PLANNER

I, the undersigned, City Planner and/or designated Secretary of the Planning & Zoning Commission of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and

ordinances of the City of Bryan and was approved on the ____ day of _____, 20__.

City Planner, City of Bryan

APPROVAL OF THE CITY ENGINEER

I, the undersigned, City Engineer of the City of Bryan, hereby certify that this plat is in compliance with the appropriate laws and ordinances of the City of Bryan and was approved on the _____ day of _____, 20____.

_____ day of _____, 20____.

City Engineer, City of Bryan



City Engineer, City of Dayton

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS

I, KAREN McQUEEN, County Clerk, in and for said county, do hereby certify that this plat together with its certificates of authentication was filed for record in my office on the _____ day of _____, 20____, in the Official Public Records of Brazos County, Texas, in Volume _____, Page _____.

County Clerk
Brazos County, Texas

<h1>REPLAT</h1> <p>OF LOT 3, BLOCK A COUNTRY CLUB ESTATES #2 VOLUME 150, PAGE 121 0.413 AC, ZENO PHILLIPS LEAGUE, A-45 BRYAN, BRAZOS COUNTY, TEXAS</p>	
 	<p>SCALE: 1 INCH = 30 FEET SURVEY DATE: 10-12-15 PLAT DATE: 10-20-15</p> <p>JOB NUMBER: 15-846 CAD NAME: 15-846 CR5 FILE: C-CLUB (cont); 15-846 (job)</p>
<p>PREPARED BY: KERR SURVEYING, LLC 409 N. TEXAS AVENUE BRYAN, TEXAS 77803 PHONE (979) 288-3195</p>	<p>PREPARED FOR: PATRICK GIAMMALVA 213 FAIRWAY DRIVE BRYAN, TEXAS 77801 PHONE (979) 412-0251</p>